

ATTACHMENT I

**Dunnigan Advisory Committee
Neil Busch Chairman
PO Box 281
Dunnigan, CA 95937
(530) 724-3373 Fax Also
nhbusch@gmail.com**

May 19, 2023

Cannabis Use Permit
ZF 2022-0090
Owner; BKMK LLC
Edwardo Fernandez Applicant
3378 Co Rd 89 Dunnigan

The Dunnigan Advisory Committee would like to make some comments on this cannabis permit proposal at the beginning of the process. If you look at the aerial photo provided, you can see the cannabis operation and surrounding buildings and structures occupy close to half the 16 acres, not the four acres referred to in the description. If you add the buffer zones it is more. When they refer to 1 acre of cannabis, they look at only the canopy of the plant not the actual acreage that the operation occupies. One more acre of cannabis will occupy every space of the 16 acres.

The Committee strongly feels that a big part of the cannabis Ordinance is to provide the required buffers. The County went through a lot of changes in the buffer rules to allow Cannabis operations. We do not feel exceptions should be made; buffer zones should be enforced. The rules are there for a good reason. The applicant indicated they would work with the current neighbors; however, future owners or even other neighbors may not want to give their consent. If the area is too small stay with your current operation or find a more suitable location.

The issuance of a non-store front, delivery, distribution and Commercial nursery does not seem by itself to be a problem, but that will result in increased processing and soon will be a gathering center for the cannabis industry. We do not want to be the hub of their industry and attract more of them. Their presence does not seem to be of benefit to the Community.

The odor from the current location is quite unpleasant. At times the odor is so strong inside and outside the Post Office you cannot stand to get your mail. It was noted that there are no current complaints, however, most residences have given up because there has been no improvement in the past, plus some have been reluctant to complain for various reasons. Residences as far away as $\frac{3}{4}$ mile have expressed that the odor is too strong for them. The chipping and disposal of plant residue at the location will increase the amount of odor and will only add to what is already there.

We need to consider the increased needs of the Fire Department when adding buildings, processing equipment and the personnel to handle and operate the equipment. The department is already under funded.

(continued Cannabis use permit)

page 2

Summary

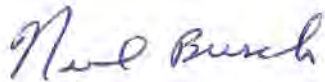
Do not allow a buffer zone exception; follow the current Ordinance

Processing, deliveries, a nursery operation only attracts other operations to our area. We do not want to be a hub for their industry.

As shown one acre of so-called cannabis is actually occupying near 8 acres of actual square footage.

Consider if the Fire Department has issues with the additions or if it will be difficult to handle the calls at the location.

When developing the plan perimeters or recommendations please consider and address our concerns accordingly.



Neil Busch
Chairman

May 25, 2023

Attn: Jeff Anderson, Senior Planner

Re: Dunnigan, Cannabis Use Permit, ZF# 2022-0090

Dear Mr. Anderson,

We oppose the approval of the above-referenced Cannabis Use Permit. The following are our concerns and questions:

- Odor - the stench of the cannabis that we have already been subject to is very unpleasant (smells like skunk). Allowing the continuation and/or expansion is not acceptable. It appears that the grower wants to add one-acre additional outdoor cultivation which will add greatly to the stench. Country living is synonymous with outdoor living and who can enjoy the outdoors with that smell!
- Property values for the surrounding properties will be negatively impacted. Values will go down for any property that is near such an activity.
- Water - how will this affect the ground water level in the area? We are concerned about the impact on domestic wells. What pesticides and other chemicals will be used that could affect the quality/potability of the ground water?
- EIR - has an Environmental Impact Report been done? The cannabis activity would have a significant environmental impact the needs to be analyzed in a full EIR so that the County and public would have the full information on how this activity would affect the environment.
- Grower proposes to build a 3,500 SF metal building. Please let us know where it is located on the Site Plan that we received as we weren't able to find it on the document.
- On the Site Plan, item 41 is a "Proposed Future Outdoor Grow." Will grower need to submit a request to the County to build this in the future or is it covered under the current Use Permit application?
- Entrance to Property - from the Site Plan, we are not able to ascertain whether the grower will be required to have the entry set back way off of County Road 89 so as to not impact traffic and/or cause an accident. Currently the gate is near the road and way too close for passing traffic.
- We want to confirm that the grower cannot sell to the public...is this correct?

Again, we oppose the approval of this Use Permit. We appreciate your taking the time to read our concerns and questions stated above. I'm pretty sure will have more to say in the future.

Thank you,

Joe and Patty Murillo, 28965 Co. Rd 4, P.O. Box 363, Dunnigan, CA 95937



Joe Murillo

Patty Murillo



YOCHA DEHE
CULTURAL RESOURCES

May 9, 2023

Yolo County Department of Community Services
Attn: Jeff Anderson, Senior Planner
292 West Beamer Street
Woodland, CA 95695

RE: Americana Organics 3378 CR 89 Dunnigan YD-05042023-02

Dear Mr. Anderson:

Thank you for your project notification letter regarding cultural information on or near the proposed Americana Organics 3378 CR 89 Dunnigan, Yolo County. We appreciate your effort to contact us and wish to respond.

The Cultural Resources Department has reviewed the project and concluded that it is within the aboriginal territories of the Yocha Dehe Wintun Nation. Therefore, we have a cultural interest and authority in the proposed project area.

Based on the information provided, Yocha Dehe Wintun Nation is not aware of any known cultural resources near this project site and a cultural monitor is not needed. However, if any new information is available or cultural items are found, please contact the Cultural Resources Department. In addition, we recommend cultural sensitivity training for any pre-project personnel.

To schedule cultural sensitivity training, prior to the start of the project, please contact:

CRD Administrative Staff
Yocha Dehe Wintun Nation
Office: (530) 796-3400
Email: THPO@yochadehe.gov

Please refer to identification number YD – 05042023-02 in correspondence concerning this project.

Thank you for providing us the opportunity to comment.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Yvonne Perkins". The signature is written in a cursive style.

8DD0BD089ED6438
Tribal Historic Preservation Officer

Yocha Dehe Wintun Nation

PO Box 18 Brooks, California 95606 p) 530.796.3400 f) 530.796.2143 www.yochadehe.org